

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:	)	
	)	
Caryn S. Falcone,	)	Case No. 23-20223 JAD
<i>Debtor</i>	)	Chapter 13
	)	Related to ECF No. 54
Caryn S. Falcone,	)	Hearing: Jan. 2, 2024 at
<i>Movant</i>	)	10 a.m.
	)	
vs.	)	<b>DEFAULT O/E JAD</b>
	)	
PNC Bank, Borough of Bridgeville, Chartiers	)	
Valley SD, and Ronda Winnecour, Trustee,	)	
<i>Respondents</i>	)	

**ORDER APPROVING RETENTION OF REALTOR/BROKER**

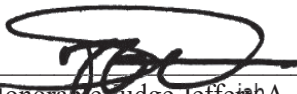
AND NOW, to wit, this 28th day of December, 2023, upon consideration of  
the *Application to Employ Realtor to Sell Debtor's Real Property*, it is **ORDERED**,  
**ADJUDGED** and **DECREED** as follows:

1. The above referenced Application is hereby approved as of the date the Application was filed.
2. Dianne C. Wilk, and REMAX Select Realty, 5301 Grove Road, Suite M208, Pittsburgh, PA 15236, is hereby appointed as **Realtor** in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Application for the purpose of acting as the Movant's agent in connection with the sale of real estate located at 1349 Pesavento Dr., Bridgeville, PA 15017. A realtor commission in the amount of 6% plus \$425.00 is tentatively approved, subject to final Court order.
3. Professional personals or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, the time and labor reasonably required by the professional to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while

performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.

4. Approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.
5. Applicant shall serve the within Order on all interested parties and file a certificate of service.

FILED  
12/28/23 2:42 pm  
CLERK  
U.S. BANKRUPTCY  
COURT - WDP

  
\_\_\_\_\_  
Honorable Judge Jeffrey A. Deller  
United States Bankruptcy Judge

CC:

**Ronda J. Winnecour, Trustee**  
**Caryn S. Falcone, Debtor**  
**Kenneth Steidl, Counsel for the Debtor**  
**Dianne C. Wilk and REMAX Select Realty**  
**Office of the U.S. Trustee**

In re:  
Caryn S. Falcone  
Debtor

Case No. 23-20223-JAD  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0315-2  
Date Rcvd: Dec 28, 2023

User: auto  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 30, 2023:

Recip ID	Recipient Name and Address
db	+ Caryn S. Falcone, 1349 Pesavento Dr., Bridgeville, PA 15017-2615
r	+ Dianne C. Wilk, REMAX Select Realty, 5301 Grove Road, Suite M208, Pittsburgh, PA 15236-1696

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 30, 2023

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 28, 2023 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION bnicholas@kmlawgroup.com
Jeffrey R. Hunt	on behalf of Creditor Borough of Bridgeville jhunt@grblaw.com
Jeffrey R. Hunt	on behalf of Creditor County of Allegheny jhunt@grblaw.com
Jeffrey R. Hunt	on behalf of Creditor Chartiers Valley School District jhunt@grblaw.com
Kenneth Steidl	on behalf of Debtor Caryn S. Falcone julie.steidl@steidl-steinberg.com ken.steidl@steidl-steinberg.com;ifriend@steidl-steinberg.com;asteidl@steidl-steinberg.com;todd@steidl-steinberg.com;rlager@steidl-steinberg.com;awerkmeister@steidl-steinberg.com;amattish@steidl-steinberg.com

District/off: 0315-2

User: auto

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Form ID: pdf900

Total Noticed: 2

Office of the United States Trustee

ustpregion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmecf@chapter13trusteewdpa.com

TOTAL: 7